

PD-M DISTRICT DEVELOPMENT STANDARDS

Development requirements for Planned Development – Mixed Use District (PD-M), hereinafter referred to as “the District” or “this District,” allowing certain uses associated with higher education (colleges and universities) on 95.29 acres of land out of Zeno Phillips Survey A-45 (Vol. 3237; pg. 309), at the southern side of the intersection of N. Harvey Mitchell Parkway and Leonard Road.

Section 1: General Purpose and Description

This development plan is intended to guide the planning of land use and physical development on the subject property. The plan shall direct the design, the implementation, and the growth of a sustainable higher education campus environment that meets the needs of the property owner (Blinn College), and the City of Bryan, and allows for orderly and cohesive development within the District. The PD-M will allow the property to develop, in practical phases, into a single campus environment with appropriate internal pedestrian connectivity and vehicular circulation. It has been repeatedly demonstrated nationwide that responsibly planned and developed higher education districts can spur additional development and re-development of surrounding areas.

This development plan is also intended to set forth guidelines which will promote aesthetic objectives such as protection of scenic views and visual resources, and the use of quality materials to create and maintain harmony throughout the District.

Section 2: Definitions

- *Accent materials* means a material, not including signage, incorporated into a building or other site feature that totals less than 40 percent of the total façade square footage. Accent materials may include but not be limited to, high-performance composite metal panels, painted brick or masonry units, glazing with integral decorative films, and cementitious board.
- *Accessory Building or Structure* means a building or structure that serves a use customarily incidental to and located on the same lot occupied by the principal building. Common accessory buildings or structures include garages and carports, farm structures, tool houses, greenhouses, home workshops, children’s playhouses, storage houses, and garden shelters.
- *Bioswale* means landscape elements designed to remove silt and pollution from surface runoff water. Within this District, bioswales are planned in order to mitigate the substantial automotive pollution common at parking lots. The bioswales will collect and treat the runoff before releasing it into the watershed or storm sewer.



- *Building* means any structure built for the support, shelter, and enclosure of persons, animals, chattel, or moveable property of any kind.
- *City* means the City of Bryan, Texas.

- *Landscaped or Landscaped Area* means that portion of a lot covered by grass, groundcover, shrubs, trees, and other vegetation which is installed and maintained as part of the design and use of the premises.
- *Lot* means a platted parcel of land having frontage upon a public street, the plat of which lot is recorded in the appropriate property records of Brazos County.
- *Pedestrian* means a person walking, running, or utilizing a wheelchair along a road or in a developed area.
- *Placemaking* is the art of creating a real sense of place specific to a site or community.
- *Screened* means not visible at eye level from any point on the Lot line of any abutting properties or from any point on a street.

Section 3: Land Use

The following land uses shall be permitted by right in this District. Land uses not expressly defined in this PD-M District ordinance or in the City of Bryan Code of Ordinances have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster's Unabridged Dictionary.

- Colleges, universities and/or other institutions of higher learning that offer courses of general or specialized study leading to a degree, including but not limited to:
 - Universities;
 - Liberal arts colleges;
 - Community colleges;
 - Nursing and medical schools not accessory to a hospital.
- Accessory or incidental uses commonly associated with the main use, including but not limited to:
 - Offices;
 - Branch banks, savings and loans, or credit union offices;
 - Child care centers, other than public or private schools;
 - Medical facilities or clinics;
 - Housing for students and/or faculty;
 - Food services and/or restaurants, not including drive-through establishments;
 - Laboratories;
 - Health, sports, and athletic training facilities;
 - Theaters – indoor or outdoor;
 - Meeting areas;
 - Automobile parking, including surface lots and/or multi-level garages;
 - Maintenance facilities;

- Commercial and/or retail uses that support the college/institutions;
- Temporary structures for uses incidental to construction work on the premises.

Section 4: Physical Development

The following standards are intended to guide site and building design in this District in order to:

- Create and maintain a human-scale environment;
 - Preserve existing water systems;
 - Integrate health and environmental sustainability by ensuring safe and easy access for pedestrian and bicycle traffic to and through the campus from the surrounding roadways. Intra-campus bike/pedestrian trail will be constructed as a Phase I amenity, and will be extended to existing off-site trails in Phase II;
 - Ensure the safety and security of pedestrians, bike, and bus riders by mandating development accessories as required, including but not limited to secure bicycle parking, covered walkways, and secure, well-lit drop-offs for buses, shuttles, and/or carpools;
 - Promote placemaking through the use of design and construction methods and materials that incorporate the Texas architectural vernacular, including sustainability, outdoor uses, and public gathering;
 - Encourage pedestrian activity by providing a sheltered and comfortable walking environment, with an interesting and engaging visual experience at the pedestrian level.
- A. Physical development in this District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties zoned Retail District (C-2), subject to any limitations specified herein. These development standards and limitations include but are not limited to, regulations concerning density, lot area, lot width, lot depth, yard depth and widths, building height, building elevations, coverage, parking access, screening, landscaping, accessory buildings, signs, lighting, and project phasing and/or scheduling.
- B. The following additional physical development standards shall also apply within this PD-M:
- 1) On all lots created by means of a subdivision plat in accordance with Chapter 110 of the Bryan Code of Ordinances, no minimum building setbacks shall be required from property lines that (a.) do not adjoin a public street; and (b.) do not adjoin abutting land that is not embraced by this Planned Development District.
 - 2) A 30-foot wide landscaping buffer area shall be required along the property line that adjoins FM 2818. Landscape setback to include a combination of trees, shrubs, and berms.
 - 3) The maximum height of buildings within this Planned Development District shall not exceed 80 feet from the ground level to top of parapet walls. The additional height of rooftop mechanical equipment and screening as required herein shall be excluded from this requirement. No additional setback from property lines shall be required for buildings exceeding 35 feet in height.
 - 4) Parking lots are required to have a minimum of 1 canopy tree for every 20 parking spaces. All required parking lot trees to be located within the parking lot boundary.
 - 5) Any raised parking dividers shall be landscaped and shall have raised six-inch curbing and be a minimum of seven feet in width. Where islands incorporate bioswales or similar stormwater quality design components, landscape islands may incorporate sawtooth curbs or flush curbs with wheel stops.

- 6) Minimum parking requirement shall be: 1 space per every 4 commuter students, faculty, and/or staff (1:4). At such a time as the student population increases past 7,500 students, Blinn College plans to build a parking garage (or garages), as required to maintain the stated parking ratio. Refer to **Section 5, Documents A and B** for additional information on District parking and proposed phasing.
- 7) All materials, products, or equipment which are stored outside of a fully-enclosed building, other than for display, must be entirely screened from public view. This includes but is not limited to, outdoor storage, service, and equipment areas, solid waste dumpsters, above-ground fuel storage tanks, campus-use electric vehicles (golf carts), heating or cooling equipment (located on rooftops or at grade), and equipment loading/unloading areas. Applicable areas shall be screened from parking and pedestrian areas and adjacent properties by a solid visual barrier not less than six feet in height. Loading and unloading areas for people are not required to be screened. Nor are rooftop exhaust stacks that exceed the six foot visual barrier requirement. Barriers shall consist of:
 - a. Approved brick or brick-clad concrete masonry unit (CMU) fence with cast stone or painted aluminum caps;
 - b. Approved evergreen trees or other landscaping, planted such that the items intended to be screened remain so throughout the year;
 - c. Architectural treatments which are compatible with the surrounding building architecture. The screening of rooftop equipment may include the use of parapet walls and the encasement of partition screens.
 - d. Chain-link fencing with wood, metal, or plastic slats shall not be considered as an acceptable means of creating a visual barrier.
- 8) Signage within this District shall be, at a minimum, as listed below. All signage must meet the requirements of Bryan Code of Ordinances, Chapter 98.
 - a. Freestanding signage:
 - i. One freestanding sign at the intersection of FM 2818 and Leonard Road (max. height 25 ft.; max. area 200 sf);
 - ii. One freestanding sign at the intersection of the new collector street and FM2818 (max. height 25 ft.; max. area 20 0sf);
 - iii. One freestanding sign at the campus entrance on Leonard Road (max. height 6 ft., max sign area 72 sf);
 - iv. Two freestanding signs at the campus entrance on the new collector street (max. height 6 ft., max sign area 72 sf).
 - b. Electronic message board:
 - i. One of the aforementioned signs may incorporate an electronic message board with a maximum sign area of 80 sf.
 - c. Building/wall signage:
 - i. Building/wall signage shall be allowed on the exterior walls of each building, provided the cumulative sign area of all signs on a building shall not exceed 30 percent of the building façade with the main entrance to that building.

d. Directional signage:

- i. One 8 sf maximum sign area directional sign shall be allowed at each curb cut to a public street;
- ii. There shall be a 6 sf maximum sign area allowed for all internal signs in parking lots.

All other sign regulations of the Bryan Code of Ordinances for properties zoned C-2 Districts shall apply unless specifically modified by the above.

9) Landscaping requirements: Landscaping shall be provided for the following purposes:

- a. To create and maintain for students, faculty, staff, and other users a healthy, walkable environment;
- b. To provide visual interest;
- c. To reduce, remove, or absorb the impact between educational and accessory spaces;
- d. To obscure the view of parking, loading and service areas;
- e. To provide protection from soil erosion.

i. Developed Area:

1. An area equal to 15 percent of the developed area (building site) shall be required to be landscaped. The developed area shall not exceed a total of 90 percent impervious coverage. The developed area shall include the main structure, any accessory structure, parking lots, equipment lots and outside storage areas;
2. Not less than 50% of the area to be landscaped shall be planted with trees, as defined by the mature canopy coverage of those trees.

ii. Trees:

1. Existing Trees used for landscape credit may not be trees classified as 'invasive', including but not limited to:
 - a. Chinese Tallow;
 - b. Tree of Heaven;
 - c. Golden Rain Tree;
 - d. Chinese Privet;
 - e. Mimosa;
 - f. Chinaberry.

iii. Tree List:

1. The following modifications shall be made to the City's canopy tree list:
 - a. Delete the following (common names):
 - i. Chinaberry (Texas Invasive);
 - ii. Chinese Tallow (Texas Invasive).

b. Add the following (common names):

- i. Chinkapin Oak;
- ii. Shumard Oak;
- iii. Montezuma Cypress;
- iv. Mexican Sycamore;
- v. Pecan.

2. The following modifications shall be made to the City's Non-canopy tree list:

a. Delete the following (common names):

- i. Golden Raintree (Texas Invasive);
- ii. Mimosa Tree (Texas Invasive).

b. Add the following (common names):

- i. Mexican Plum;
- ii. Shumard Oak;
- iii. Montezuma Cypress;
- iv. Mexican Sycamore.

10) Building Design Guidelines: Building exterior design and material shall be provided for the following purposes:

a. To promote the Texas architectural vernacular, while responsibly utilizing modern synthetic materials. The Texas vernacular may include but not be limited to:

- i. The use of natural materials such as fired brick, stone, and wood;
- ii. The inclusion of porches, seat walls, and outdoor furniture to encourage outdoor use;
- iii. To incorporate the responsible use of synthetic products such as metal panels, glazing and glazing films, metal railings, cementitious board, and colored and/or textured concrete as accent materials;
- iv. To encourage sustainability by encouraging naturally ventilated spaces such as porches, courtyards, breezeways, and balconies.

b. To incorporate pedestrian-level site lighting, including but not limited to, pole-mounted lighting, building and canopy-mounted lighting, and recessed path lighting. Lighting shall be provided to:

- i. Mitigate the impact of glare through proper optical design;
- ii. Create and maintain safe lighting levels for pedestrian, bicycle, and vehicular traffic.

Any request for substitutions, alternates, exemptions, and/or variances to the standards set forth herein must be presented as required by the City of Bryan Code of Ordinances. Please refer to Chapter 62 of the Code of Ordinances for approval requirements and procedures.

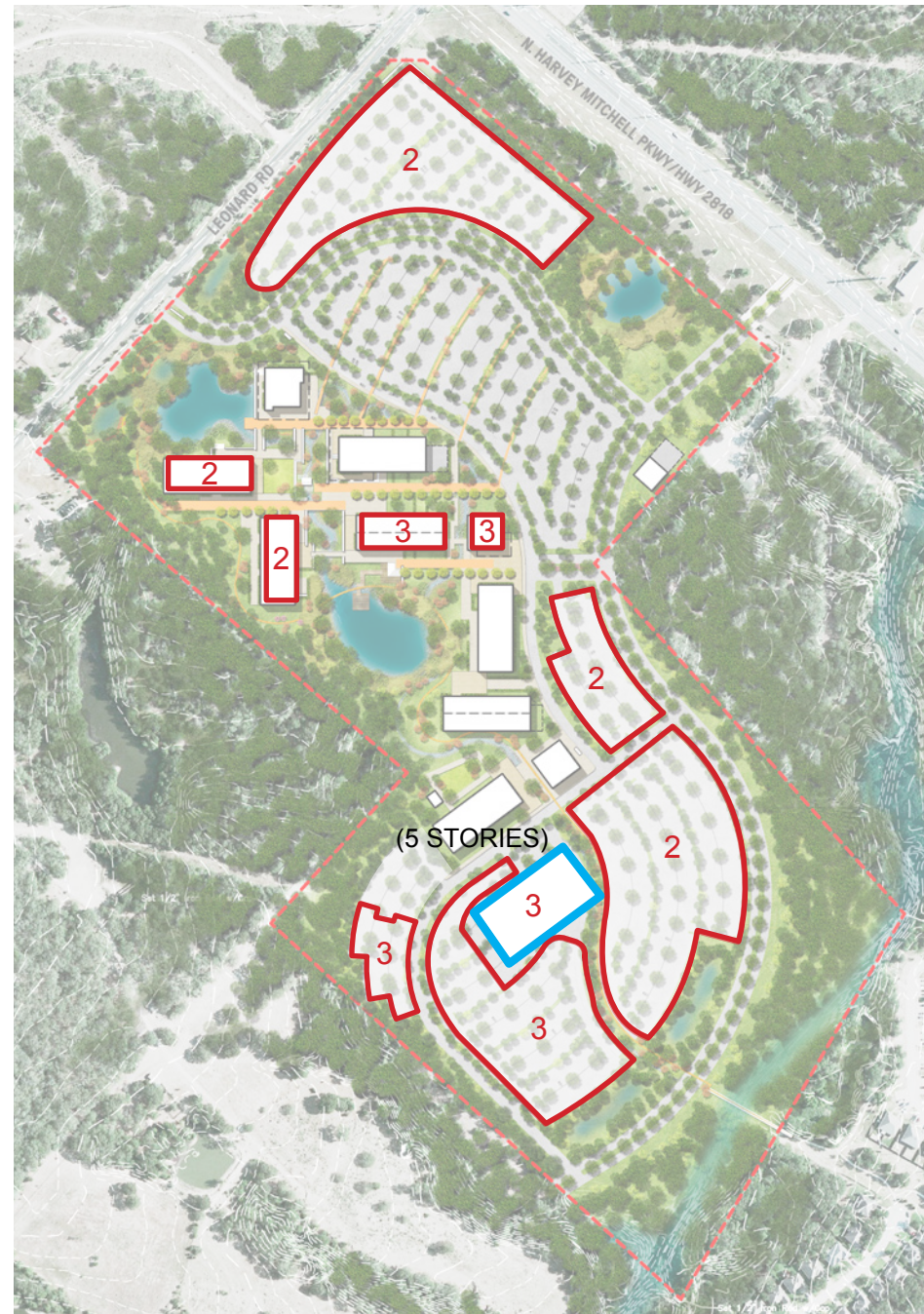
Section 5 – Supporting Documents

A – Parking Phasing Diagrams*

*This Document is provided to represent **proposed** phasing plans and **estimated** District population counts. Actual phasing may not occur as shown herein, dependent upon factors including but not limited to true population, cost and availability of construction materials, and Blinn College curriculum changes.

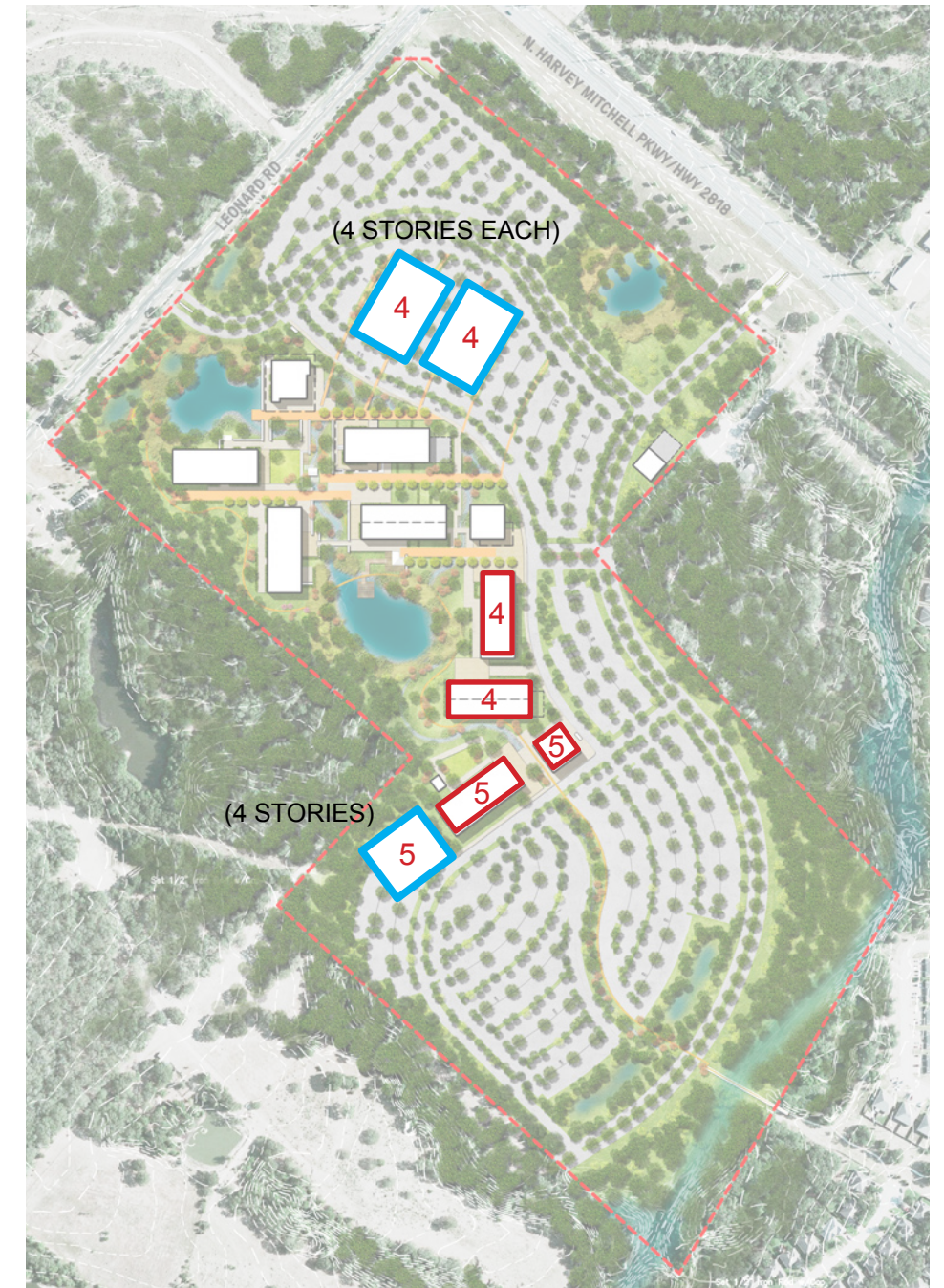


P1 2,560 STUDENTS + FACULTY + STAFF
86,000 SF OF BUILDINGS
888 PARKING SPACES



P2 6,498 STUDENTS + FACULTY + STAFF
286,000 SF OF BUILDINGS
2,379 PARKING SPACES

P3 8,959 STUDENTS + FACULTY + STAFF
411,000 SF OF BUILDINGS
3,978 PARKING SPACES



P4 12,897 STUDENTS + FACULTY + STAFF
611,000 SF OF BUILDINGS
4,897 PARKING SPACES

P5 15,358 STUDENTS + FACULTY + STAFF
736,000 SF OF BUILDINGS
5,401 PARKING SPACES

**PARKING PHASING
 DIAGRAMS**

B – Site Development Table*

*This Document is provided to represent **proposed** phasing plans and **estimated** District population counts. Actual phasing may not occur as shown herein, dependent upon factors including but not limited to true population, cost and availability of construction materials, and Blinn College curriculum changes.

Phase	Quantity of buildings	New Building Area per current phase(SF)	Building type	Total building Area	Area of building to EA User (SF)	Student Pop (est. this phase)	Faculty/Staff Pop (est.)	Total campus population	Quantity of spaces required at 1:3 per student and 1:1 per f/S	Quantity of surface spaces constructed in this phase	Quantity of garage spaces provided in this phase	Quantity of surface spaces displaced by garage	Total Garage spaces	Total parking spaces	Surplus parking	Parking to User Ratio
1	2	86,000	1 Academic, 1 Student Services	86,000.00	33.5938	2500	60	2,560	893	956	0	0	0	956	63	1: 2.68
2	2+	200,000	2 Academic, Physical Plant	286,000.00	50.7833	3846	92	6,498	2268	1491	0	0	0	2447	179	1: 2.66
3	2+	125,000	1 Academic, 1 Student Services, 1 SE Garage (5 stories)	411,000.00	50.7991	2403	58	8,959	3126	579	1020	0	1020	4046	920	1: 2.21
4	2+	200,000	2 Academic, 2 North Garages (4 stories each)	611,000.00	50.7833	3846	92	12,897	4501	0	1312	393	2332	4965	464	1: 2.60
5	2+	125,000	1 Academic, 1 Student Services, 1 SW Garage (4 stories)	736,000.00	50.7991	2403	58	15,358	5359	0	504	0	2836	5469	110	1: 2.81

SITE DEVELOPMENT
TABLE

C – Development Plan Drawing*

*This Document is provided to represent a **proposed** development plan for the District.

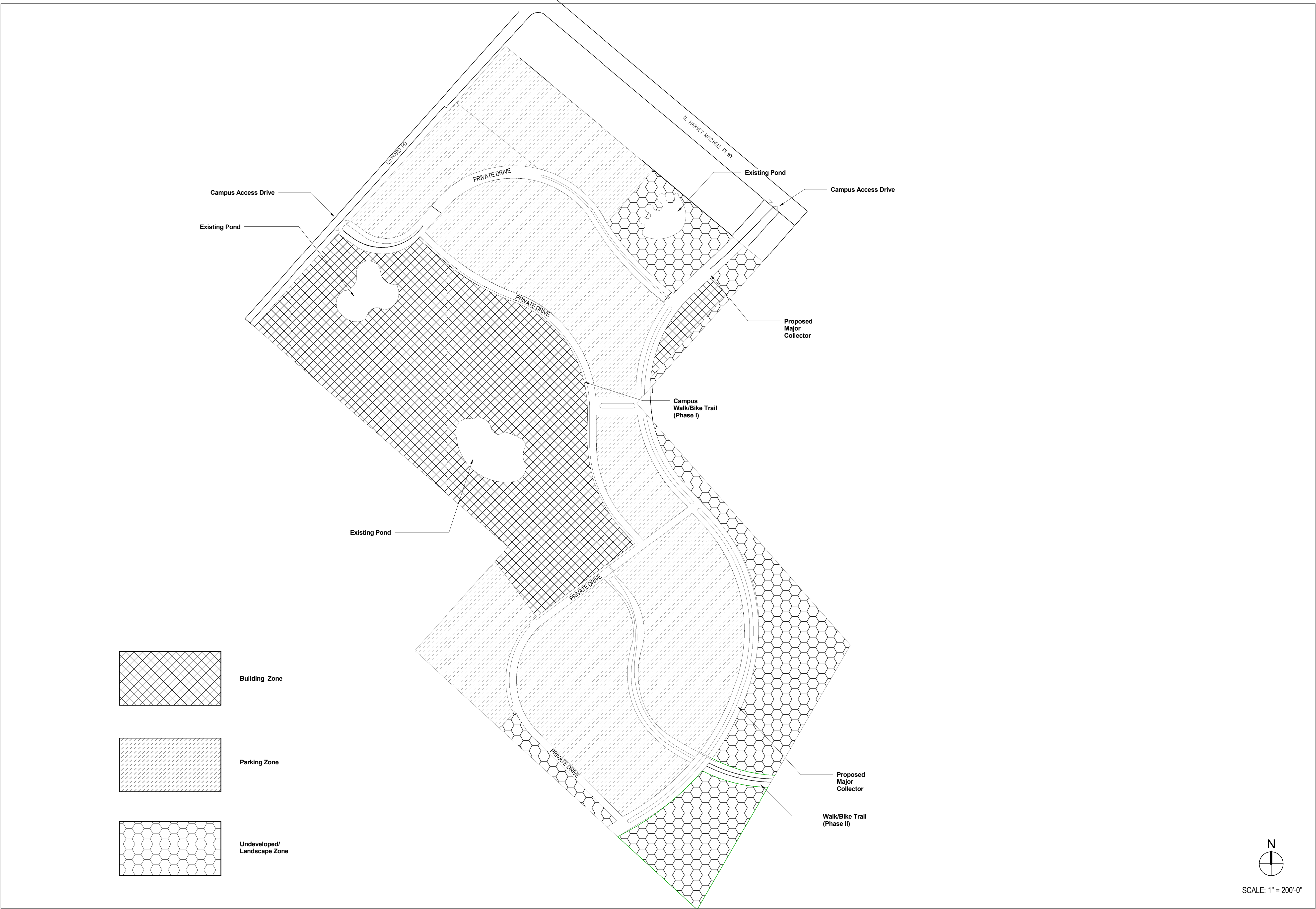
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Blinn College West Campus

3781 Leonard Road
Bryan, TX 77807

PD-M DEVELOPMENT PLAN

PROJECT NAME

Blinn College West Campus

PROJECT ADDRESS

3781 Leonard Road
Bryan, TX 77807

KIRKSEY PROJECT NO.

2015174

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